

February 3, 2023

Julianna Zhuo
Municipal Services Office - Central Ontario
16th floor
777 Bay Street
Toronto, ON
M7A 2J3

Dear Ms. Zhuo:

**Reference: ERO # 019-6113; Ministry Reference #43-OP- 221936 – County of Simcoe
 Official Plan Amendment # 7**

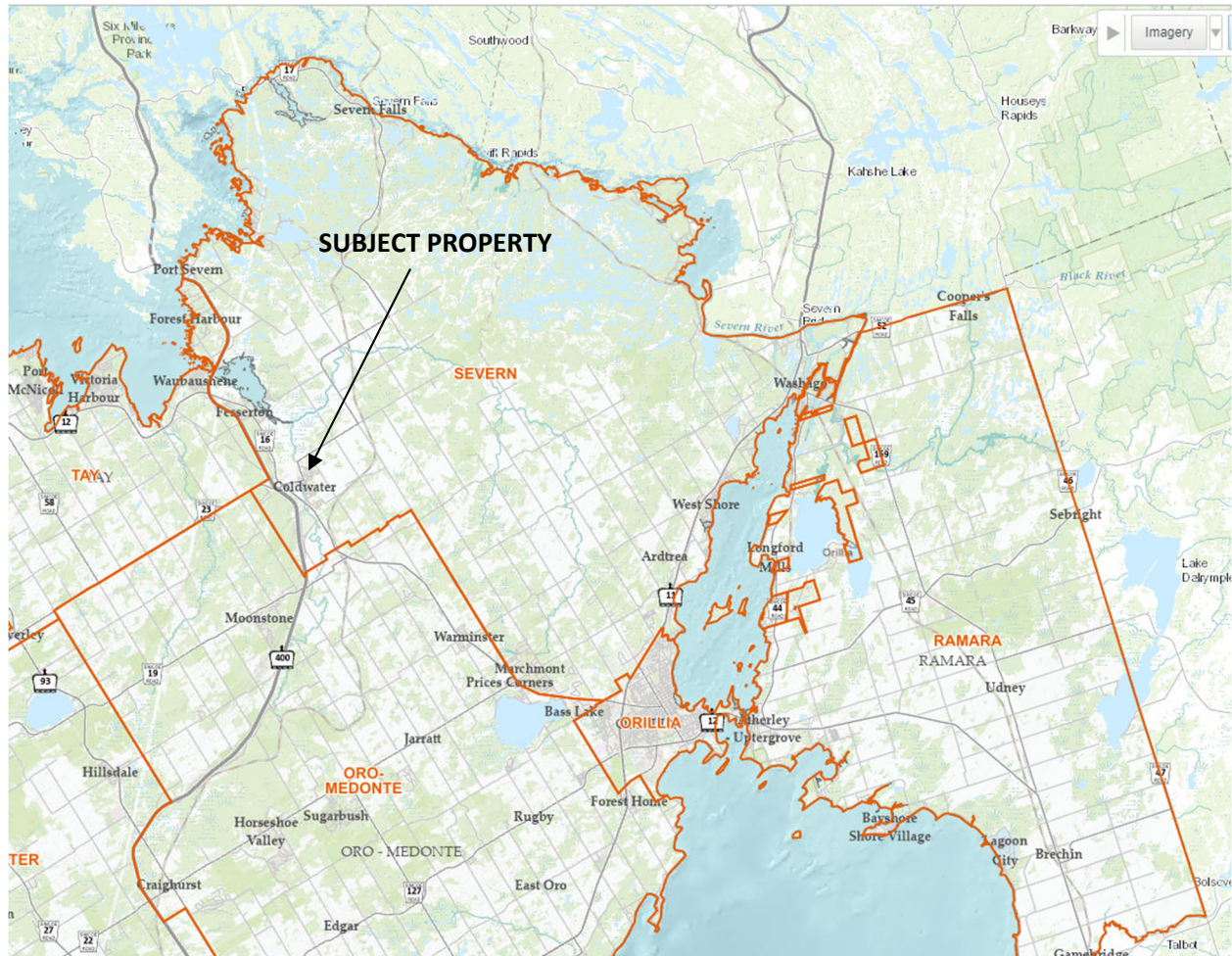
In response to Environmental Registry of Ontario Posting No. 019-6113 - County of Simcoe, Official Plan amendment No. 7 (“OPA #7”), please accept the following comments on behalf of our clients – Cipponeri Holdings Inc. To assist with your review of this submission and how it relates to OPA #7, the following is a brief planning analysis to consider a minor boundary expansion, or “rounding out” of an existing settlement boundary to include the balance of our client’s property in the Township of Severn.

Overview

Cipponeri Holdings Inc. (CHI) owns property at 1240 Anderson Line, that is located partially within the settlement boundary of Coldwater, in the Township of Severn. **Figure 1.** shows the general location of the property within the northern limits of the County of Simcoe. **Figure 2.** is an excerpt of Schedule 5.1 – Land Use Designations of the County of Simcoe’s Official Plan identifying the location of the Springwater settlement boundary, in relation to the subject lands, and **Figure 3.** shows the full property limit and the approximate location of the Coldwater Settlement Boundary.

A plan of subdivision for the portion of CHI’s lands that are currently within the Coldwater settlement area boundary is already in process. The application included all the required supporting documents and was deemed to be a complete application on July 22, 2020, by the County of Simcoe. The current plan (**Figure 4.**) proposes the creation of 42 new residential lots, together with a block of land to be developed as a retirement home. A Public Information Meeting was held at the Township of Severn on January 20, 2021, and CHI has been working with Township staff to resolve comments received from Township staff. However, for the reasons outlined below, CHI seeks an opportunity to bring forward a revised plan of subdivision application that incorporates the entirety of its lands.

Figure 1. Location Map (Northern Limits of Simcoe County)

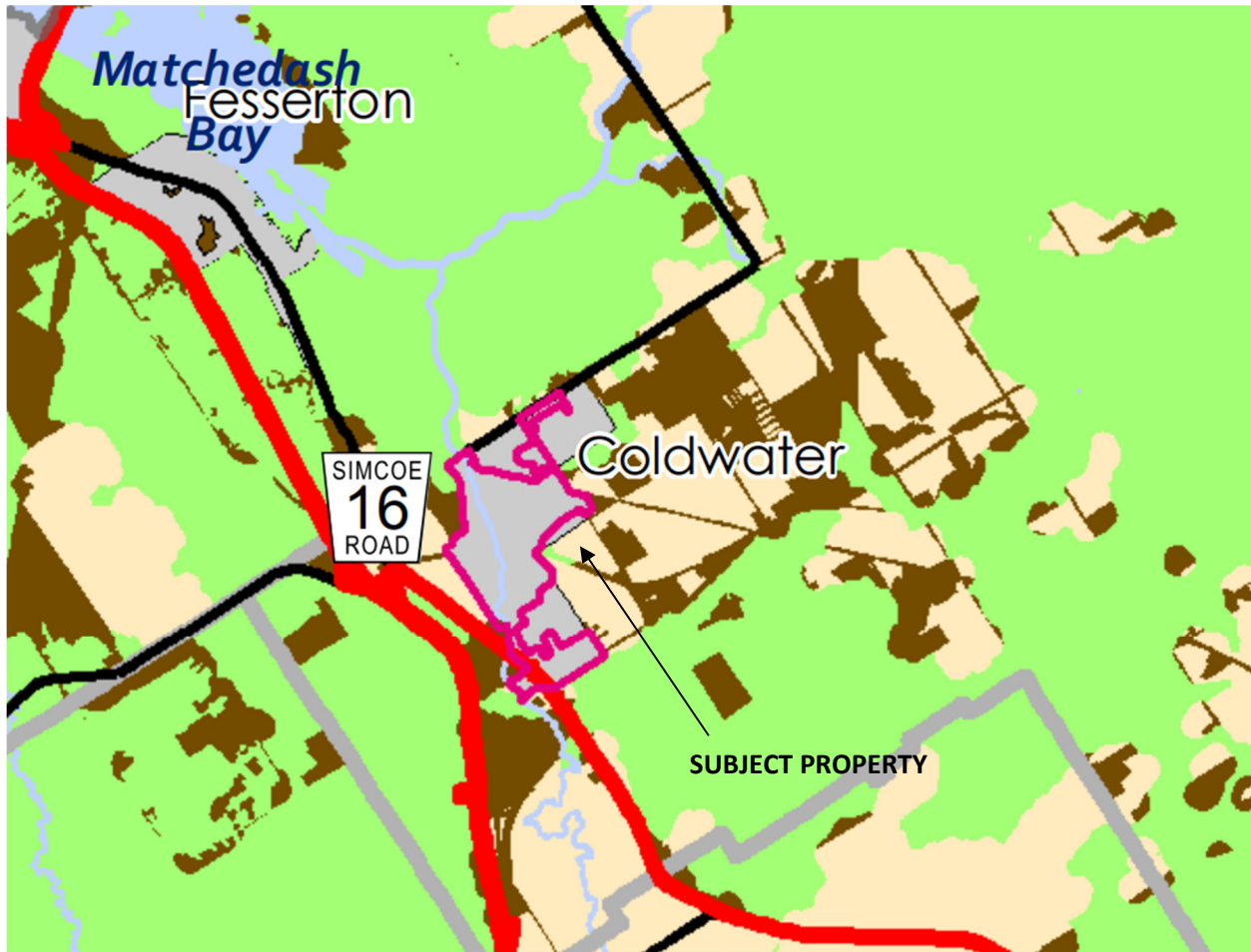


Property Characteristics

The entire property is approximately 26.3 hectares (65 acres) in size, while the area of the proposed subdivision (i.e. the portion that is already within the municipal settlement area boundary) is only 5.02 hectares (12.4 acres). The lands are generally level and currently used for soybean crop as the agriculture arability is limited. There is a treed natural feature located at the western side of the property that includes a small wetland area and a municipal drain (watercourse) that traverses the northern end of the property. The opposite side of the municipal drain contains existing suburban development. Anderson Line forms the easterly boundary, while the Trans Canada Trail (former Canadian Pacific Railway) land abuts the westerly boundary. In addition, various community uses, including the Coldwater Public School and Coldwater Community Centre, are not centrally located within the present approved areas within the existing boundary but would be central to (within walking distance) the subdivision proposed by adding

the additional 44 acres to the 12 acres already approved within the boundary. Municipal water and sanitary services are located nearby to the north and along Anderson Lane.

Figure 2. Except of Schedule 5.1 of the County of Simcoe Official Plan – Springwater Settlement Area



SCHEDULE 5.1

To the County of Simcoe Official Plan
LAND USE DESIGNATIONS

Designations
Grey box: Settlements
Green box: Greenlands

Reference Data
Black outline: Settlement Area Boundary
Pink outline: Built Boundaries

Figure 3. Detailed Property Location

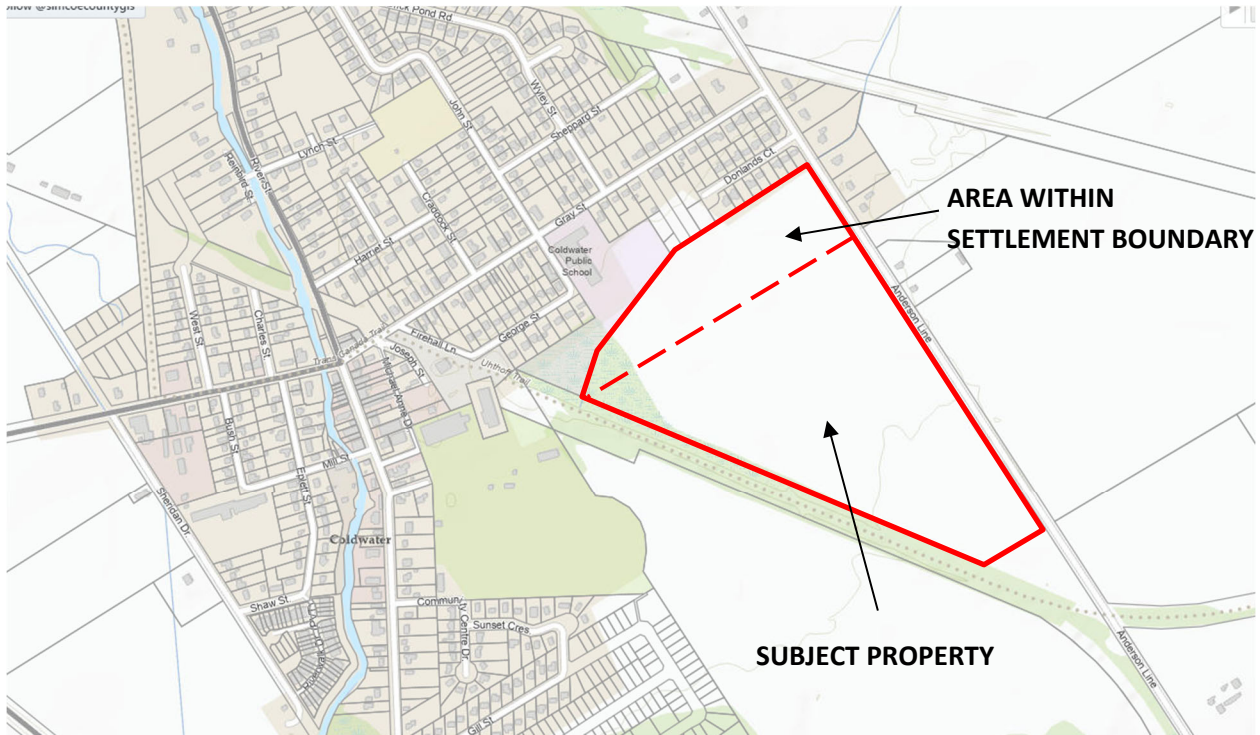
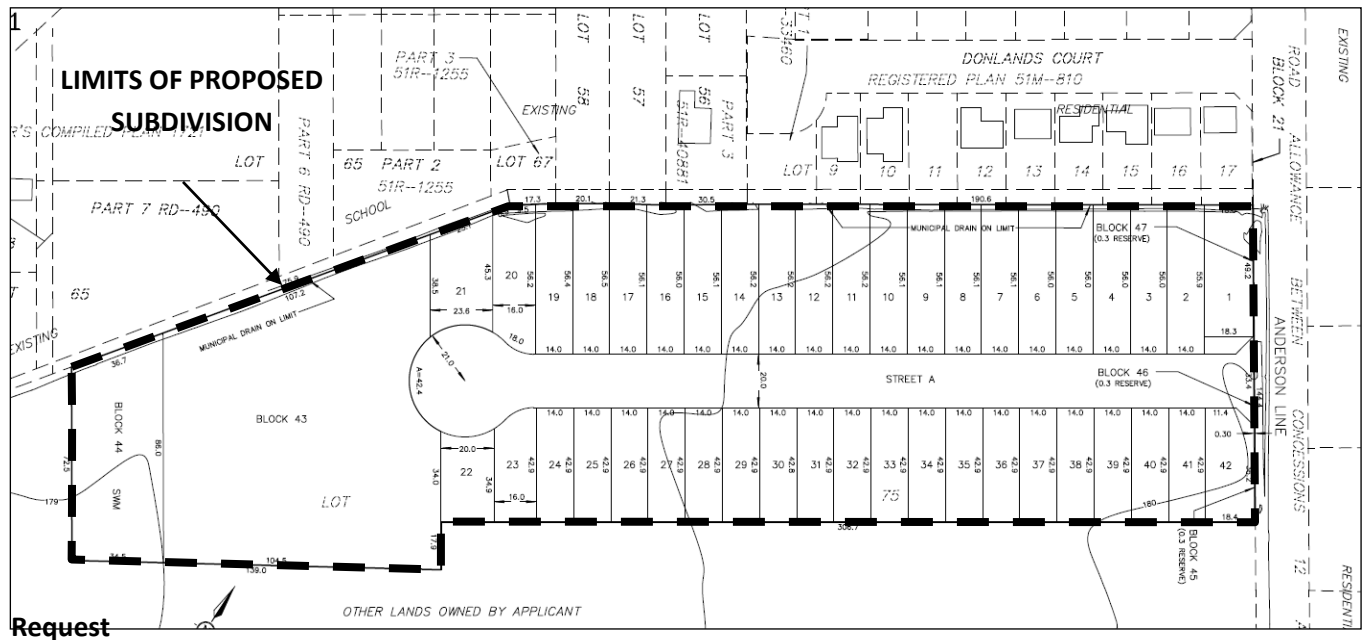


Figure 4. Draft Plan of Subdivision



Request

Based on the high level Planning Analysis below, it is our opinion that the balance of the subject lands should be included within the settlement boundary of Coldwater as it is an ideal location to “round out” the current settlement boundary. In addition, the inclusion of the balance of this property follows the current priority of the Provincial Government to build “more homes – faster” and it would align with the provincial growth targets for the Simcoe County area.

CHI expects the entire property could achieve approximately 200 new lots and 3 new high density buildings, including the proposed retirement home. Should the Province agree with this request, our clients are aware the Township of Severn Official Plan must be amended to reflect the enlarged boundary. CHI will proceed and seek to finalize the current plan and work through the necessary applications and supporting documents for the balance of the property. Knowing the balance of the property is included within the Coldwater boundary gives the owners confidence to immediately proceed with this future phase. We have been in recent discussions with Township and County staff and they are aware of CHI’s intention to include the balance of the property within the community boundary limits. Finally, incorporating the entire property into the community boundary provides the appropriate means to finance the construction of the new municipal road and extend the services which is not financially feasible if limited to only the 5 hectares acres presently approved and within the existing boundary.

With respect to consultation, we will follow the County and Township public processes that include appropriate public consultation at both levels.

PLANNING ANALYSIS

Planning Act, R.S.O. 1990, c.P.13

The *Planning Act*, R.S.O. 1990, c. P.13 (the ‘*Planning Act*’) is the legislative document that controls land use planning and development approvals in the Province of Ontario. While development is primarily guided by the Provincial Policy Statement (2020), the Growth Plan of the Greater Golden Horseshoe (2019), the County of Simcoe Official Plan, and Area Municipality Official Plans, certain sections of the *Planning Act* deal directly with the proposed subdivision and are warrant being addressed.

Section 2 of the *Planning Act* contains matters of provincial interest that all *Planning Act* applications must have regard to. The relevant matters to this proposal are:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (b) the protection of the agricultural resources of the Province; ...*
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (e) the supply, efficient use and conservation of energy and water; ...*
- (h) the orderly development of safe and healthy communities; ...*
- (j) the adequate provision of a full range of housing, including affordable housing; ...*
- (l) the protection of the financial and economic well-being of the Province and its*

municipalities; ...

(p) the appropriate location of growth and development; and

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

To ensure the protection of the natural environment, an environmental report was conducted and submitted with the existing draft plan of subdivision. A Stage 1 and 2 Archaeological Assessment was also prepared to appropriately address the conservation of cultural heritage resources and an agricultural impact assessment will be required to appropriately review the lands located outside of the existing settlement area. With respect to servicing capacity, it is our understanding that adequate water and sewage capacity exists within the community limits of Coldwater. The County will confirm this assessment as the applications proceed.

The current proposal seeks to develop within the existing boundaries of the settlement area of Coldwater in an orderly fashion and create a healthy and safe community. Additional housing for the community will be made available through the proposal, which offers single-detached dwellings and higher density housing/accommodations for seniors. The subdivision is adjacent to existing residential development, local schools and recreational facilities and will contribute to existing the current public transit network.

Section 3 (5) of the *Planning Act* states:

“A decision of a council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter,

- a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”*

Two Provincial Plans exist that the proposed development must be consistent with, being the Provincial Policy Statement (2020), which provides policy direction for development across all of Ontario, and the Growth Plan for the Greater Golden Horseshoe (2019), which contains policy more specific to this area of Ontario. As such, the determination must be made that the proposed boundary expansion or “rounding out” is consistent with these two documents.

Provincial Policy Statement, 2020

Section 1.1.3 of the PPS provides the policy direction to ensure settlement areas are the focus of future growth and development (Section 1.1.3.1).

The subject property also aligns with Section 1.1.3.2 where the proposed land use patterns within settlement areas shall be based on densities and mixed residential land uses which:

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and*
- c) *support active transportation; are transit-supportive, where transit is planned, exists or may be developed.*

The northern portion of the property already permits residential development and municipal services are already located directly adjacent to the lands on Anderson Line and Grays Street. Being directly adjacent to the Trans Canada trail and the Coldwater Community Centre, provides and promotes active transportation and the rounding out of the community boundary will support intensification by utilizing existing road patterns from Anderson Line and a possible link to the residential lots to the north accessed from Grays Street.

Section 1.1.3.6 states that *“new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. ”*For clarity purposes, designated growth areas are defined as *“lands within settlement areas designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses.”*

The subject lands are consistent with this definition, as they are partially located within the settlement area of Coldwater and an expansion to this boundary will provide an ideal location for additional residential development. The proposed development is directly adjacent to a previously developed subdivision which makes it accessible to existing infrastructure into the proposed subdivision for a range of residential housing.

Section 1.1.3.8 states:

“A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- a) *sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;*
- b) *the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;*

- c) *in prime agricultural areas:*
 - 1. *the lands do not comprise specialty crop areas;*
 - 2. *alternative locations have been evaluated, and*
 - i. *there are no reasonable alternatives which avoid prime agricultural areas; and*
 - ii. *there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- d) *the new or expanding settlement area is in compliance with the minimum distance separation formulae; and*
- e) *impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible. “*

In an effort to assist the Province in achieving their goals to create additional housing units within the Province, the subject lands are an ideal location where infrastructure already exists, natural features and their functions will be protected and future use for agricultural purposes is quite limited.. All other technical reports (environmental, stormwater management, archeological, functional servicing, etc.) have been prepared and will be revised to properly assess the balance of the property through the OPA, plan of subdivision and zoning processes.

Growth Plan of the Greater Golden Horseshoe (2019 – Consolidated Aug. 2020)

The Growth Plan for the Greater Golden Horseshoe 2019 (the ‘Growth Plan’) is a policy document that provides a framework for implementing the Province’s vision for building stronger communities by managing growth in the Greater Golden Horseshoe, which includes the Township of Severn and the community of Coldwater.

Section 1.2.1 of the Growth plan defines the guiding principles, which includes initiatives such as:

- i) *Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.*
- ii) *Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.*
- iii) *Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes and ages of households.*
- iv) *Protect and enhance natural heritage, hydrologic, and landform systems, features and functions.*

The Growth plan offers more region-specific policies and is to be read in conjunction with the Provincial Policy Statement, but it is not to take precedence over this document.

In Section 2.1, The Growth Plan puts significant emphasis on growth of ‘complete communities’ and planning developments where people can spend their entire lifetime, protecting the natural heritage and the environment and directing growth within settlement areas and areas that have municipal water and sewage available. The proposal of developing a residential subdivision on the subject lands, being

partially within the community of Coldwater, is consistent with these initiatives. Including the entire parcel within the Coldwater boundary, ensures this policy direction is followed.

Section 2.2.1 2. a) states that *“the vast majority of growth will be directed to settlement areas that: i. have a delineated built boundary; ii. have existing or planned municipal water and wastewater systems; and iii. can support the achievement of complete communities”*, which is consistent with the current development proposal and future development of the entire parcel.

Section 2.2.1 4. states that *“applying the policies of this Plan will support the achievement of complete communities that:*

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services and public service facilities; ...*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) provides diverse range and mix of housing options, including second units and affordable house, to accommodate people at all stages of life and to accommodate the needs of all household sizes and incomes;*
- d) expand convenient access to:*
 - i) a range of transportation options, including options for the safe, comfortable and convenient use of active transportation; ... “*

The proposed subdivision already includes a mix of detached dwellings and high density multiple residential development (a retirement facility), which offers different styles of housing for various age groups. Being near the main street of Coldwater, along a collector road, and adjacent to a public trail, the location is ideal for the promotion of both active transportation and the use of any existing or planned public transit routes. The center of Coldwater is approximately 1 km – 1.5 km from the proposed subdivision (by defined roadway) making it approximately a 15 – 20-minute walk from any point within the development.

Section 2.2.7 of the Growth Plan contains policies that deal with Designated Greenfield Areas, which are defined as *“lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan.”*

Based on this definition, the only a portion of subject lands are considered to be a Designated Greenfield Area. If this request is granted, the entire CHI site would become part of this designation within Coldwater. Section 2.2.7 1. states that *“new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: a) supports the achievement of complete communities; b) supports active transportation; and c) encourages the integration and sustained viability of transit services.”* These matters have already been previously discussed, with the proposed development and boundary expansion meeting these principles.

Section 2.2.7 2. requires that *“the minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows: ... b) The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare.”*

For clarity, Section 2.2.7 3. states that the minimum density target will be measured over the entire greenfield area minus natural areas prohibited for development and select right-of-ways. Previous calculations determining the actual greenfield area and average household size (based on Statistics Canada) have determined that the proposed and future development of this property meets the minimum density target for the County of Simcoe, as required by the Growth Plan.

Finally, Section 2.2.8 provides the policy direction for a settlement area boundary expansion. Although a settlement area boundary should be considered through a municipal comprehensive review, Section 2.2.8.4 states:

“Notwithstanding policy 2.2.8.2, municipalities may adjust settlement area boundaries outside of a municipal comprehensive review, provided:

- a) there would be no net increase in land within settlement areas;*
- b) the adjustment would support the municipality’s ability to meet the intensification and density targets established pursuant to this Plan;*
- c) the location of any lands added to a settlement area will satisfy the applicable requirements of policy 2.2.8.3;*
- d) the affected settlement areas are not rural settlements or in the Greenbelt Area; and*
- e) the settlement area to which lands would be added is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands. “*

It is confirmed that the property is not considered a rural settlement area or located within the Greenbelt designations. Servicing and densities have been previously addressed and to satisfying the requirements of Policy 2.2.8.3, most of this criteria has been met, studied, assessed or will form part of the necessary OPA, Phase 2 plan of subdivision and rezoning public processes.

Official Plans

The County of Simcoe and Township of Severn Official Plans contain a similar policy direction that promotes development within identified settlement boundaries. Similar to the direction of the PPS and the Growth Plan, they contain detailed policies to protect identified natural features and their functions, require various forms of residential development, encourage opportunities for economic development and require the efficient use of existing municipal services and community facilities to ensure each settlement area achieves the goals and objectives contained within these documents. A full policy

analysis has been completed for the current plan of subdivision and an update to this document will be required for the future planning processes identified above.

Conclusion

In conclusion, as it relates to Environmental Registry of Ontario positing no. 019-6113 - County of Simcoe, Official Plan amendment No. 7 ("OPA #7"), the proposed minor boundary expansion, or "rounding out" to include the balance of the subject property is consistent with the policy direction of the Planning Act, R.S.O. 1990, c.P.13, the 2020 Provincial Policy Statement, 2019 Growth Plan of the Greater Golden Horseshoe and will conform to the applicable Official Plans. Including this property will follow the governments immediate priorities to provide immediate residential housing stock and allocate growth to the Simcoe Region. The request represents good planning.

Should you have any questions or clarifications with this submission, please contact the undersigned or our client's counsel, Aird & Berlis LLP (attn Patrick J. Harrington) at any time.

Yours truly,

PLANSCAPE INC.



Stefan Szczerbak, M.Sc, MCIP, RPP
Partner

c.c. Client
P. Harrington